

44-302
#1200WARRANTY DEED

008961

TRANSFER
TAX
PAID

DONALD J. PLOURDE and IRENE T. PLOURDE of Winslow, County of Kennebec and State of Maine for consideration paid, grant to BERNARD J. DOYON of Belgrade Lakes, County of Kennebec and State of Maine with WARRANTY COVENANTS the land, with the buildings thereon, in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Commencing at an iron pipe driven in the ground in the westerly line of a right of way commonly known as Oxford Street, which pipe is located North 23° 54' E, seventy-two and eight tenths (72.8) feet from an iron pipe driven in the ground on the northerly line of Kennebec Street at its intersection with the westerly line of said Oxford Street; thence North 66° 6' W, ninety-one (91) feet to an iron pipe driven in the ground in the easterly line of a right of way; thence North 23° 54' E, seventy-two (72) feet along the easterly line of said right of way to an iron pipe driven in the ground; thence south 66° 6' E, ninety-one (91) feet to an iron pipe driven in the ground in the westerly line of said right of way commonly known as Oxford Street; thence along said westerly line of said Oxford Street, South 23° 54' W, seventy-two (72) feet to the point of beginning. Containing six thousand five hundred fifty-two (6,552) square feet, more or less, and being Lot No. 2 on plan of property of the Lockwood Company, by Edbert C. Wilson, C.E. and dated May 31, 1939, and recorded in Plan Book 12, Page 63 of the Kennebec County Registry of Deeds.

All compass directions are computed on the true north and not on magnetic north.

Also a right of way in common with others, as the records reflect, on foot or with vehicles southerly from the northerly bound of the property herein conveyed to Kennebec Street along the said right of way commonly known as Oxford Street, which bounds said Lot No. 2 on the east and is forty (40) feet wide; said right of way to extend from the northerly bound of said Lot No. 2 along a strip forty (40) feet wide, South 23° 54' W to said Kennebec Street.

Also a right of way in common with others, as the records reflect, on foot or with vehicles northerly and southerly to Kennebec Street, said right of way to extend from its intersection with Kennebec Street on the south past the western bound of said Lot No. 2, North 23° 54' E, to its intersection with Kennebec Street on the north and being twenty-five (25) feet wide.

Both said rights of way above described are set forth on the said plan of the Lockwood Company property, drafted by said Wilson.

Also the right to maintain the sewer as it now exists over Lot No. 3, on said plan of E. C. Wilson, C. E. and so much of Lot No. 4 as said sewer shall pass through provided said sewer draining Lot No. 2 extends through any part of Lot No. 4, with the privilege to enter each and every of the foregoing lots at reasonable times to make necessary repairs to said sewer, said right to continue as long as the owners of the above described lot

shall use such sewer. At the termination of such use all such rights and privileges over said Lots No. 3 and 4 shall cease and shall revert to grantor, its successors and assigns, in ownership of said Lots No. 3 and 4.

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Reserving and excepting to the owner of Lot No. 1, as designated on said plan of E. C. Wilson, the right to maintain a sewer as it now exists over the above described lot, with the privilege to enter at reasonable times to make necessary repairs thereto. Said exception and reservation to continue as long as said sewer is required for the purpose to which it is now put. Upon the termination of the use of said sewer by said owners of Lot No. 2, said exception and reservation shall cease and the rights and privileges so excepted shall terminate and vest in the grantees herein, their heirs and assigns.

Excepting and reserving to the Lockwood Company, its agents or employees, the right to maintain over the above described lot, water pipes as they now exist with the privilege of entering for the repair thereof. Said reservation and exception to continue in the Lockwood Company until the Kennebec Water District, or any corporation supplying the water shall lay mains from which direct connection is made to each building now supplied by water from pipes passing over the above described parcel, at which time said exception and reservation shall terminate and all rights so excepted and reserved shall vest in the grantees, their heirs and assigns.

Being the same premises conveyed to Donald J. Plourde and Irene T. Plourde by warranty deed of John Vernon Cook and Elizabeth S. Cook, dated April 5, 1991 and recorded in the Kennebec County Registry of Deeds in Book 3891, Page 309.

WITNESS our hands and seals this fourteenth day of April, 1992.

D. R. B.
WITNESS

Donald J. Plourde
DONALD J. PLOURDE

D. R. B.
WITNESS

Irene T. Plourde
IRENE T. PLOURDE

THE STATE OF MAINE
Kennebec, ss.

April 14, 1992

Then personally appeared the above named DONALD J. PLOURDE and IRENE T. PLOURDE and acknowledged the foregoing instrument to be their free act and deed.

Before me, D. R. B.
Notary Public

92L01:DOYON

DAVID R. BUTLER
MY COMMISSION EXPIRES:
JUNE 21, 1993



RECEIVED KENNEBEC SS.

1992 APR 15 PM 3:22

ATTEST: James R. M. M.
REGISTER OF DEEDS